

ENTERED FOR TAXATION
7 DAY OF Oct 2004
Jan Walsh
Dubby Gorkuan

Document 2004 4716

Book 2004 Page 4716 Type 03 01 Pages 1
Date 10/07/2004 Time 10:01 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$62.40
Rev Stamp# 375

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Preparer: Susan Wightman
First National Acceptance Company P. O. Box 980 East Lansing, MI 48826
1-800-897-2324

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Address tax statement: Charles Harper P.O. Box 206, Patterson, IA 50218

MCA

WARRANTY DEED

(Corporate Grantor)

For the consideration of Thirty-Nine Thousand Five Hundred Dollars and NO Cents(\$39,500.00) and other valuable considerations, First National Acceptance Company, a Corporation organized and existing under the laws of Michigan does hereby Convey to Charles C. Harper the following described real estate in Madison County:

Lot Five (5) in Block One (1) of the Town of Patterson, Madison County Iowa
Also known as: 81 Long Street
Tax # 9500001010200000



This deed is given in fulfillment of the Real Estate Contract dated 10/14/1991 and filed on 10/31/1991 in Book 57, Page 139, Records of the Madison County, Iowa Recorder. Seller's Interest transferred to First National Acceptance Company, a Michigan Corporation by instrument dated 10/16/1996 and filed on 05/15/1997 Book 61 Page 678 Records of the Madison County, Iowa Recorder. Purchaser's Interest transferred to Charles C. Harper by instrument dated 01/15/1998 and filed on 01/17/1998 Book 62 Page 267 Records of the Madison County, Iowa Recorder.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate, that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

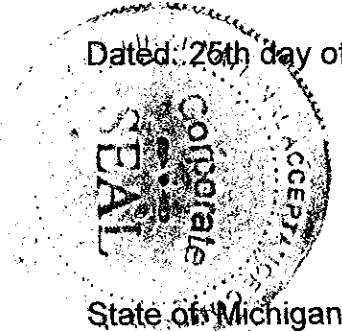
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 25th day of August, 2004.

First National Acceptance Company

Steve Allison, Vice President

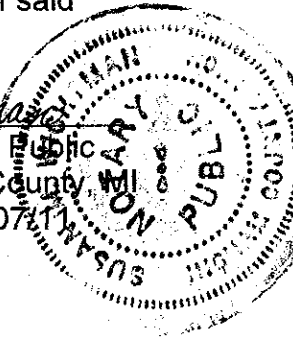
County of: Ingham



State of Michigan

On this 25th day of August, 2004 before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Allison to me personally known, who being by me duly sworn, did say that he is the Vice President for First National Acceptance Company of said coporation; that the seal affixed thereto is the seal of said corporation that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Steve Allison, as Vice President for First National Acceptance Company, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Susan M. Wightman
Susan M. Wightman, Notary Public
Ingham County Acting in Ingham, County MI
My commission expires: 01/07/11



Account Number: 17286